

## IV. ENVIRONMENTAL SETTING, IMPACTS AND MITIGATIONS

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### A LAND USE, PLANS AND POLICIES

#### SETTING

##### Regional Land Use

Open space land in Colma was first converted to cemetery use in the early 1900's, following adoption of an ordinance prohibiting burial in San Francisco. Currently, the predominant land use in Colma (approximately 73 percent) is cemeteries, open space and flower plots (see Figure IV.A.1). Common features of the cemeteries are lawns, manicured landscaping and vegetation, scenic areas and walking paths. The cemeteries are located east and west of Hillside Boulevard. Commercial land uses make up approximately 14 percent of the total land use mix (Colma General Plan, 1987) primarily along the Junipero Serra Freeway (I-280), Serramonte Boulevard, Collins Avenue and El Camino Real. Predominant commercial uses include shopping centers, auto dealerships and auto service facilities, retail stores, self-storage facilities and business services.

Residential land uses comprise approximately 1.4 percent of the area within town limits. Single family homes, duplex and fourplex units comprise the predominant form of development in Colma. Housing units are concentrated in the Sterling Park Area, which is bounded by Hillside Boulevard, El Camino Real, B Street and F Street (Colma General Plan, 1987). Other single-family homes are located along main arterials in a variety of locations throughout town.

##### Existing Land Uses

The following describes the existing land uses at each of the four proposed sites. Table IV.A.1 provides a summary of the existing characteristics of each site and its surroundings.

##### Site A

Site A is approximately 8 acres in size and extends the length of Cypress Lane (private golf course access road) from the Cypress Golf Course Clubhouse towards Hillside Boulevard.



TABLE IV.A.1: EXISTING CONDITIONS OF PROPOSED PROJECT SITES

	<u>ADDRESS</u>	<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>SITE SIZE</u>	<u>LAND USE DES: ZONING</u>	<u>ROAD ACCESS</u>
SITE A	2001 Hillside Blvd	Hillside Blvd and Cypress Lane	Cypress Golf Course and Clubhouse Site	8.0 Acres	Cemetery / Agricultural use: "G" Cemetery	Hillside Blvd, Cypress Lane
SITE B	Serramonte Blvd & Hillside Blvd	Serramonte Blvd and Hillside Blvd	Open-Field and Greenhouse Flower-Growing Operation	3.3 Acres/a/	Commercial Use: "C" Commercial	Serramonte Blvd, Hillside Blvd
SITE C	485 Serramonte Blvd	Serramonte Blvd and El Camino Real	Automobile Service and Storage Bldg	5.4 Acres	Commercial Use: "C" Commercial	Serramonte Blvd, El Camino Real
SITE D	245 Collins Ave / 1950 El Camino Real	Collins Ave and Serramonte Blvd	Auto Dealership Bldg and Open Space	4.5 Acres/b/ (2.9 + 1.6 Acres)/c/	Commercial Use: "C" Commercial	Serramonte Blvd and Collins Ave

/a/ The main cardroom site is 3.3 acres; the auxiliary employee parking site is approximately 2.3 acres.

/b/ The application for Site D depends on lease of the San Francisco waterline property for parking. The main cardroom site consists of the building parcel (2.9 acres) plus the water parcel (1.6 acres); the auxiliary employee parking site near Mission and El Camino Real measures about 0.99 acre.

/c/ 4.5 acres includes the 2.9-acre site as well as the 1.6-acre San Francisco Water Department property option.

SOURCE: Town of Colma, 1993; Environmental Science Associates, Inc., 1993.

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Site A is designated by the *General Plan* for Cemetery/Agriculture/Golf Course use, and is zoned "G" consistent with the General Plan.

The eastern portion of Site A is currently used for a golf-cart staging area, clubhouse and automobile parking. The clubhouse is a one-story 8,420-square-foot building, abutting a 78-space parking lot, putting green and a practice driving range. The area immediately west of the clubhouse has been recently graded and is without vegetation except for several large trees, although the perimeter of Cypress Lane is bordered by trees and shrubs. Some plastic pots, wood and dirt piles currently occupy the graded area. West of Cypress Lane is a hilly, wooded area containing an abandoned golf course irrigation pond.

Olivet Cemetery, Serbian Cemetery and Pets Rest Cemetery are located adjacent to the northern border of the Site A. The nearest burial plots are located approximately 100 feet south of the clubhouse in Pauper's Cemetery. Two single-family homes, Golden Hill Memorial Park and part of the Hillside Landfill operation abut the southern border of the site. San Bruno Mountain Park is located east of Site A, beyond the golf course driving range and landfill operation.

##### Site B

Site B is a 3.3-acre parcel located on the southwest corner of the Serramonte Boulevard - Hillside Boulevard intersection. It is currently used for flower growing. The *General Plan* land use designation for Site B is Commercial and it is zoned "C" for Commercial use.

Row crops of calendulas and marguerites, a small storage area and portable steel irrigation equipment related to the flower harvesting activities are located on the project site. Mature shade trees line the southern and western boundaries of Site B. Existing trees provide a natural buffer to cemetery operations south of Site B.

Home of Peace Cemetery is adjacent to the southern boundary of Site B, with the nearest burial plots located approximately 50 feet away. Hillside Boulevard extends the length of the eastern boundary. Across Hillside Boulevard is the Serbian Cemetery mausoleum, a cleared lot, and the Colma Farmer's Fruitstand. Hillside Boulevard separates the Serbian Cemetery from the project site. Salem Memorial Park is located north of Serramonte Boulevard, which extends the length of the northern boundary of Site B. Auto service and repair shops abut the western boundary of Site B and are separated from the cardroom site by a chain link fence and tree line (ESA, 1993).

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The applicant is negotiating to lease an approximately 2.3-acre site from Salem Memorial Park for off-site employee parking. This auxiliary site is presently used for flower growing and is located at the east edge of Salem Memorial Park bounded on the south by Serramonte Boulevard and on the east by Hillside Boulevard (see Figure III.5).

##### Site C

Site C is a rectangular 5.4-acre site located on the south side of Serramonte Boulevard, east of El Camino Real. It is currently a vacant automobile service facility used for automobile storage. Site C is zoned "C" Commercial and designated by the *General Plan* for Commercial use.

The existing two-story building is a 30-foot-high, 41,800-square-foot structure. The first floor contains 39,000 square feet and the second floor 8,800 square feet. The building occupies the center of Site C, with a total of 605 parking spaces located south, east and west of the structure. The Serramonte Boulevard frontage is landscaped, the west edge of the site is landscaped and the south edge of the site is landscaped and fenced. Landscaping and a six-inch chain fence with wood slats to the south buffers the cardroom site from the adjoining Home of Peace Cemetery. Several tall memorial structures are visible beyond the fence. Parking areas are not landscaped. Free-standing dome lights are located throughout the parking area.

Directly north of Site C, across Serramonte Boulevard, is the Salem Cemetery. The north edge of Serramonte Boulevard is landscaped and fenced, effectively separating the street from the cemetery. Burial plots are beyond the landscaping and fence in this location. An active automobile service center and additional parking are located east of the project site. Directly west of the site is a restaurant, fronting the intersection of Serramonte Boulevard and El Camino Real. Colma Town Hall and a retail store are also located at the intersection of Serramonte Boulevard and El Camino Real.

##### Site D

Site D has a total area of approximately 4.5 acres comprised of two parcels. The cardroom building would be located on a 2.9-acre parcel fronting Collins Avenue west of El Camino Real. Parking would be located adjacent to and on the roof of the cardroom building. Additional parking for patrons would be located on an adjoining 1.6-acre parcel to be leased from the San Francisco Water Company. The Water Company property fronts both Collins Avenue and Serramonte Boulevard. A third parcel, measuring about 0.99 acre, is located on El Camino Real

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at its junction with Mission Road and would be used for employee parking. All of the parcels are designated for commercial use in the Colma General Plan and are zoned "C" for commercial use.

The 2.9-acre cardroom parcel includes a 45,360-square-foot two-story building and surrounding parking. Adjacent land uses north and west of the site consist of a retail store and an automobile dealership, respectively. Uses south of the site, across Collins Avenue, are a plumbing supply store, a single-family home, and a bank. Two vacant lots are located east of the site. The parcel immediately east of the cardroom site is approved for a 34-bedroom Senior Care Facility.

The 0.99-acre triangular-shaped employee parking parcel is bounded by El Camino Real, Mission Road, a self-storage lot and a culverted portion of Colma Creek. Willow trees, large mature pine, cypress and eucalyptus trees, wild grasses and some broken branches currently cover the site. West of the triangular-shaped lot, across El Camino Real, is Cypress Lawn cemetery and the edge of a South San Francisco residential neighborhood. A self-storage business and the Cypress Lawn Cemetery stained glass repair studio are located south and east of the site, respectively.

##### Plans and Policies

###### Colma General Plan

The intended future use of each site is indicated by the Town General Plan Land Use Map. Goals and policies of the *Colma General Plan Land Use Element*, relevant to the project, and the proposed land uses, adopted in September 1987 are as follows:

Land Use Policy 5: The Town will allow development of the Cypress Hills property only in accordance with an approved master plan. A mixed use plan including residential, recreational and open space uses will be encouraged. No metal buildings will be permitted (applies to Site A only).

Land Use Policy 6: Regional shopping facilities, auto dealerships, and other commercial land uses will be located in the commercial core area centered on Serramonte Boulevard and extending northward along Junipero Serra Boulevard to the 280 Metro Center. (Applies to Sites B, C, and D.)

Land Use Policy 14: Sufficient off-street parking will be required for all new construction, in amounts varying with the type of land use. (Applies to all sites.)

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Land Use Policy 15: Commercial land uses requiring frequent truck deliveries will not be located adjacent to residential or cemetery land uses without a sufficient buffer incorporated into their site plans. (Applies to all sites.)

The *Land Use Element* also contains a discussion of compatible land uses between cemeteries and commercial development. Future development application for high intensity commercial uses are required to avoid visual, noise, light and traffic compatibility problems (General Plan, 1987).

Five distinct gateways to the Town are identified in the *Land Use Element*. Gateways are intended to strengthen the greenbelt experience of entering the town by providing a park-like setting along Colma's five main entrance arterials. The *Circulation Element* has policies to protect the gateways. The 1.6 acre Site D triangular shaped parcel is a gateway into Colma, located at the junction of El Camino Real and Old Mission Road (Colma General Plan, 1987).

The *General Plan* also contains a discussion of open space resources in its Open Space/Conservation Element. If undeveloped lands with the Cemetery/Open Space land use designation have no cemetery use in the foreseeable future, alternative similar uses are encouraged; however, conversion to residential or commercial use will be discouraged unless a demonstrable public benefit is involved (*General Plan*, Policy OS-9). If rezoning from Cemetery to Commercial use is proposed for specific projects, the *General Plan* requires that those new developments be closely monitored by the Town, and that the existing greenbelt theme is maintained and incompatibilities are avoided. Site A is currently designated and zoned for cemetery use and would be rezoned for commercial use, as proposed by the project sponsor. Undeveloped cemetery lands that are classified as open space are shown in Figure IV.A.2.

The Colma Municipal Code contains a Tree Removal Ordinance that outlines the approval process for tree removal. The ordinance recognizes that the removal of certain trees can destroy the natural beauty of some areas, contribute to erosion and drainage system costs, reduce wind protection, and impair residential privacy and quiet. Any proposed tree removals must be inspected by the City Planner, commented on by department heads and interested citizens, as well as approved by the City Council. Sites A and D contain trees that would be subject to the Tree Removal Ordinance.

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Zoning and Development Standards

Sites B, C, and D are currently zoned "C" Commercial. Uses allowed in the "C" zone with a Use Permit include commercial establishments, single- or multiple-family dwelling units up to six units, residential planned developments (provided proposed density does not exceed *General Plan* density), and light industrial establishments. A minimum setback of five (5) feet from property lines must also be incorporated into development in this zoning category. The City Council may require, as a condition for a Use Permit, that all or a portion of the setback area be maintained in lawns or landscaping.

Site A is zoned "G" Cemetery and designated by the *General Plan* for Cemetery/Agriculture/Golf Course use. Uses permitted in the "G" zoning category are cemeteries, memorial parks, or open space. Current zoning classifications are shown in Figure IV.A.3.

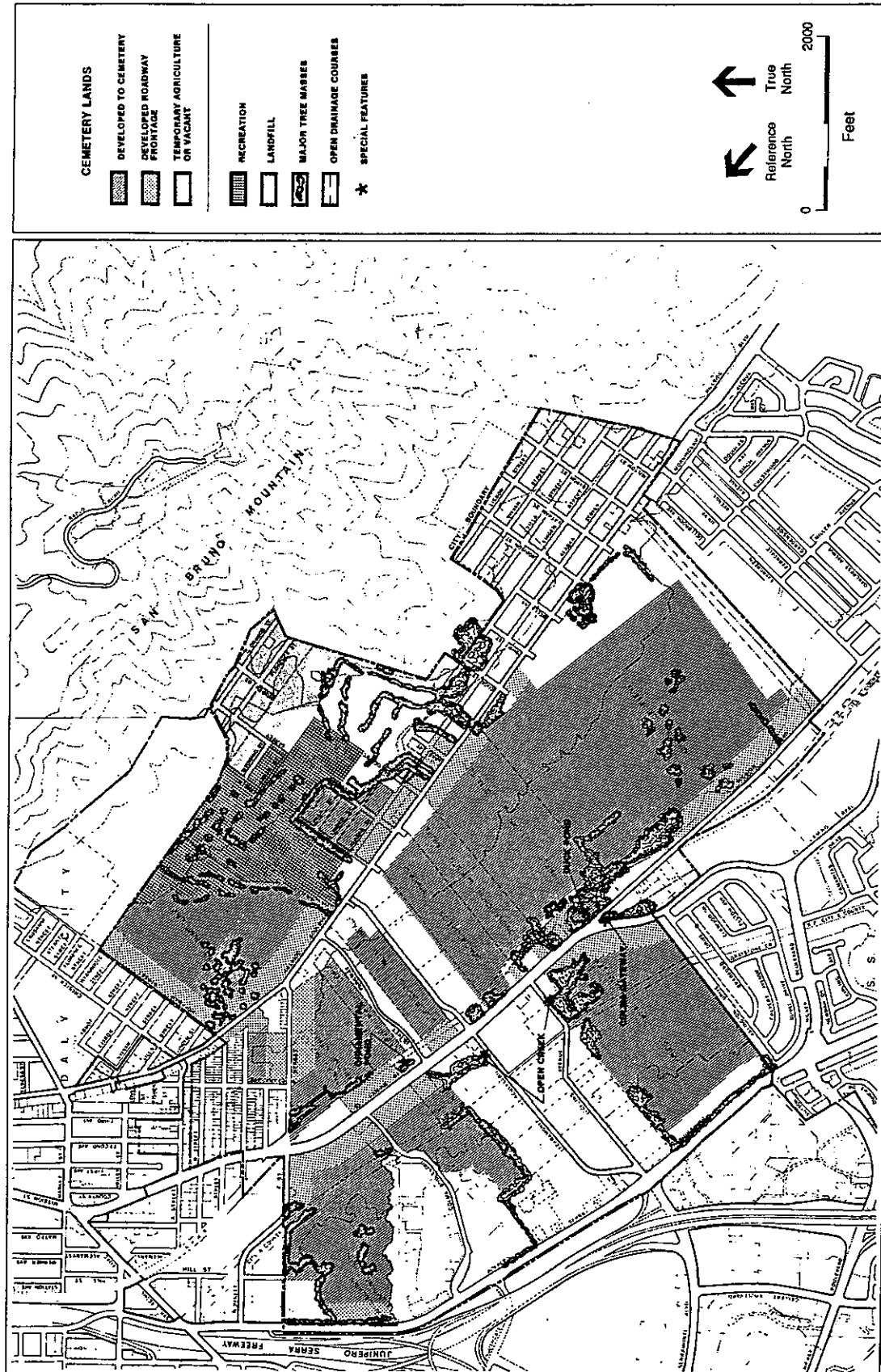
Parking standards for a cardroom are set forth in the Development Standards for Cardroom Applicants. Cardrooms are required to provide one space for each employee during the largest single shift, eight spaces for each gaming table and one space for each four seats in a restaurant or bar area. Zoning standards for uses in a commercial district specify that building height shall not exceed forty feet. Building designs must also be approved by the City Council as part of the Use Permit process (Colma Municipal Code, 5.314 to 5.336).

SIGNIFICANCE CRITERIA

Appendix G of the CEQA *Guidelines* establishes that a project would normally have a significant effect on existing land uses if it would: 1) disrupt or divide the physical arrangement of an established community; 2) conflict with established recreational, educational, religious or scientific uses of an area; or 3) conflict with adopted environmental plans and goals of the community where it is located.

Appendix I of the CEQA *Guidelines* indicates that a project would have a significant effect on the environment if it would result in a substantial alteration of the present or planned use of an area.







## IMPACTS AND MITIGATIONS

Development of the proposed cardroom project at each of the four sites would result in the following land use impacts. Impacts and mitigation measures are characterized by site in the following manner: A.A-1 refers to Site A, A.B-1 refers to Site B, A.C-1 refers to Site C and A.D-1 refers to Site D. Table IV.A.2 at the end of the section summarizes impacts and level of significance for each impact at each site.

**Impact A.A-1: Development of a cardroom at Site A would alter the present land use on the site. Conversion of existing land uses would not be a significant impact. The paving of Paupers' Cemetery would be a significant impact.**

The proposed project for Site A would remodel the existing clubhouse and restaurant, pave additional open space for a total of 350 parking spaces, and remove several trees. Exterior lighting adjacent to the building and in the parking area will also be introduced. The 9-hole golf course and driving range would remain and the pro shop would be moved to another location on-site. The conversion of the existing land uses would not be a significant change to the existing use of land, and therefore would not be a significant land use impact. The paving of the Paupers' Cemetery would be a significant impact. Mitigation measures for identified impacts will reduce impacts to a level of insignificance. Impacts to other issue areas, such as noise, transportation and visual quality are discussed in their respective sections of this EIR.

**Mitigation Measure A.A-1:** Records of burials in the Paupers' Cemetery shall be maintained. The recommendations of a qualified Soils Engineer shall be required to address issues of differential settlement related to paving over the Paupers' Cemetery for construction of the southerly parking lot. For specific mitigations related to the noise, transportation and visual impacts of the Site A project, refer to their respective sections in the EIR.

*Significance after Mitigation:* Less than significant.

**Impact A.A-2: Development of a cardroom at Site A would introduce a 24-hour commercial use on a property adjacent to existing cemeteries. This increased activity associated with the proposed use could conflict with the more passive and meditative use of the cemetery. Burial plots north and west of the cardroom building are located at least 100 feet from the site. However, cemetery expansion south of the site will extend burial plots to within 50 feet of the site. This would be a significant impact.**

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Cemetery visits represent a passive type of land use, that is generally religious or spiritual in nature. Activities that typically occur in a cemetery were observed during several site visits to Colma. At Serbian Cemetery, adjacent to Site A, visitor activity included graveside tending, meditation and walking (ESA, 1993). A cemetery visitor indicated that noise and visual aspects of the proposed cardroom could be disruptive to a visit. These disruptions would occur during the open hours of the cemetery (between 8:00 a.m. and 5:00 p.m.). The nearest burial plots are approximately 100 feet from the proposed site, but the cemetery is expanding, bringing burial plots to within 50 feet of the site. These impacts would be considered significant.

**Mitigation Measure A.A-2:** The following measures are identified to reduce impacts resulting from the intensification of existing land uses.

- Retain the maximum number of existing cypress and pine trees between Site A and surrounding cemeteries. These trees would serve as a visual and access buffer.
- Assign designated employee parking areas, located adjacent to cemeteries on the north and south perimeter of the site. Employees typically arrive at work alone, and their automobiles are likely to remain in the same location throughout their shifts, thereby reducing the frequency of potential disruptions (i.e., noise) to cemetery visitors.
- The City Council shall consider requiring the project sponsor to plant dense landscaping along the common boundary with the cemetery. Mature landscaping would assist in screening the cemetery from cardroom operations and serve as a natural buffer. A representative plant list, as shown in Table OS-2 of the *Open Space Element*, offers a list of shrubs and trees adequate for landscaping in Colma.

*Significance after Mitigation:* Less than significant.

**Impact A.A-3: Introduction of a 24-hour commercial use on a property adjacent to existing cemeteries could increase the potential for vandalism to occur. This would be a significant impact.**

A related impact that could occur through implementation of a 24-hour land use activity, would be the increased potential for vandalism to the adjacent cemetery from cardroom visitors. Cardroom visitors could enter the cemeteries when the cemeteries were closed and more vulnerable to vandalism. Currently, no fences or other obstructions to vandalism exist on the site.

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**Mitigation Measure A.A-3:** The following mitigation measures would reduce the potential for vandalism on adjacent cemeteries.

- Retain the maximum number of existing cypress and pine trees between Site A and surrounding cemeteries. These trees would serve as a visual and access buffer.
- Construct a fence designed to prohibit trespassing on adjacent cemetery, golf course and residential property. A black vinyl-clad chain link fence with wood slats, combined with landscaping, is consistent with City procedures and would serve as a deterrent to trespassing and vandalism to cemetery property. Fence construction materials shall be subject to design review from the Colma City Council.

*Significance after Mitigation:* Less than significant.

**Impact A.A-4:** Development of a cardroom at Site A would not conform to the existing land use and zoning designations for the site. This would be a significant impact.

Site A is currently designated for Cemetery/Agriculture/Golf Course Use on the General Plan land use map and zoned "G" for cemetery use. The proposed Site A commercial project is not consistent with these land use designations.

**Mitigation Measure A.A-4:** Modify the General Plan and Zoning Ordinance to commercial for this site. A finding that the change is beneficial to the public interest would have to be made.

*Significance after Mitigation:* Less than significant.

**Impact A.B-1:** Development of a cardroom at Site B would eliminate flower growing and would introduce a new commercial use on the site. This would not be a significant impact.

The proposed project for Site B would introduce a 36,000-square-foot, two-story building and a three-story parking garage. Exterior lighting around the building perimeter and parking garage will be introduced. The development would be a substantial alteration of existing land use, but would be consistent with the *General Plan* land use designation and Zoning Ordinance. It would therefore not be a significant land use impact. Impacts to other issue areas, such as noise, transportation and visual quality are discussed in their respective sections of this EIR.

**Mitigation Measure A.B-1:** None required. For specific mitigations related to the noise, transportation and visual impacts of the Site B project, refer to their respective sections in this EIR.

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**Impact A.B-2: Development of a cardroom at Site B would introduce a 24-hour commercial use on a property adjacent to existing cemeteries. This increased activity associated with the proposed use could conflict with the more passive and meditative use of the cemetery. Because burial plots are within 50 feet of the project site, this would be a significant impact.**

Cemetery visits represent a passive type of land use, that is generally religious or spiritual in nature. Observed activities at Serbian Cemetery, across Hillside Boulevard from Site B, included graveside tending, meditation and walking (ESA, 1993). A cemetery visitor indicated that noise and visual aspects of the proposed cardroom could be disruptive to a visit. These disruptions would occur between 8:00 a.m. and 5:00 p.m. when the cemetery is open.

Cemeteries located across Hillside Boulevard from the site would not be substantially impacted by cardroom activities. The Home of Peace Cemetery, adjacent to the southern border of the site, and the Salem Memorial Park, located adjacent to the employee parking lot north of Serramonte Boulevard, would be the most impacted. The proximity of Home of Peace Cemetery's burial plots to the site (approximately 50 feet) and those of Salem Memorial Park (as near as 20 feet) would result in more severe disruption to cemetery activities. This impact would be significant.

**Mitigation Measure A.B-2:** The following measures are identified to reduce impacts resulting from the intensification of existing land uses.

- Retain the maximum number of existing trees and shrubs between the southern boundary of Site B and the existing cemetery. These trees and shrubs would serve as a visual and access buffer.
- Construct a fence designed to prohibit trespassing onto the adjacent Home of Peace Cemetery and Salem Memorial Park. A black vinyl-clad chain link fence with wood slats, combined with landscaping, would serve as a visual and noise buffer. The maximum number of existing trees should be retained. Fence construction materials shall be subject to design review from the Colma City Council.
- Incorporate a sound wall or similar buffer in the landscape treatment along Hillside Boulevard. The Serbian Cemetery mausoleum is located within 150 feet of the proposed southern site entrance. Wall or buffer construction materials shall be subject to design review from the Colma City Council.
- The City Council shall consider requiring the project sponsor to plant shrub and tree landscaping in the setback area, as described in Colma Zoning Ordinance section 5.332(c)(7). Mature landscaping would assist in screening the cemetery from cardroom operations and serve as a natural buffer. A representative plant list, as shown in Table OS-2 of the *Open Space Element*, offers a list of shrubs and trees adequate for landscaping in Colma.

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*Significance after Mitigation:* Less than significant.

**Impact A.B-3: Introduction of a 24-hour commercial use on a property adjacent to existing cemeteries could increase the potential for vandalism to occur. This would be a significant impact.**

A related impact that could occur through implementation of the 24-hour cardroom activity, would be the increased potential for vandalism to the Salem Memorial Park. Since use of the cardroom would probably be the highest when the cemeteries were closed, and therefore more vulnerable to vandalism, there would be an increased potential for vandalism.

**Mitigation Measure A.B-3:** The following mitigation measure would reduce the potential for vandalism on adjacent cemeteries.

- Construct a fence designed to prohibit trespassing on adjacent cemetery property. A black vinyl-clad chain link fence with wood slats, combined with landscaping, would serve as a deterrent to trespassing and vandalism to cemetery property. Fence construction materials shall be subject to design review from the Colma City Council.

*Significance after Mitigation:* Less than significant.

**Impact A.B-4: Development of a cardroom at Site B would conform to the existing land use and zoning designations of the site. This would not be a significant impact.**

The project site is currently designated for Commercial Use on the General Plan land use map and zoned "C" for commercial use. The proposed use would be allowed under this current designation.

**Mitigation Measure A.B-4:** None required.

**Impact A.C-1: Development of a cardroom at Site C would alter the present land use on the site. This would not be a significant impact.**

The proposed project for Site C would convert the existing 33,000-square-foot building into a 24-hour cardroom, coffee shop and restaurant. The improved building would be a total of 47,800 square feet. The surrounding paved area offers a minimum of 605 parking spaces. The increased use of the existing building and parking area would not be a significant change to

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current land use, and therefore would not be a significant land use impact. Impacts to other issue areas, such as noise, transportation and visual quality are discussed in their respective sections of this EIR.

**Mitigation Measure A.C-1:** None required. For specific mitigations related to the noise, transportation and visual impacts of the Site C project, refer to their respective sections in the EIR.

**Impact A.C-2:** Development of a cardroom at Site C would introduce a 24-hour commercial use on a property adjacent to existing cemeteries. This increased activity associated with the proposed use could conflict with the more passive and meditative use of the cemetery. This would be an adverse, but not significant impact.

The proposed project for Site C includes a 47,800-square-foot, two-story building with a 40-foot tower. A 55-foot-high tower would be built, if approved by the City Council. Exterior lighting would be utilized around the building and parking areas.

Disruptions to existing cemetery uses would be less substantial at this site because of the distance of the cemetery from this site, its location uphill from the site, and the existence of landscaping and a six-foot-high chain link fence with wood slats between the site and the Home of Peace Cemetery.

**Mitigation Measure A.C-2:** Although this impact is not considered significant, the following measures are identified to reduce impacts resulting from the intensification of existing land uses.

- Reduce potential noise effects from truck deliveries to the proposed service entrance on the south elevation of Site C. A sound wall shall be constructed between the service delivery and the Home of Peace Cemetery, subject to design review by the Colma City Council.
- The City Council shall consider requiring the project sponsor to plant additional shrub and tree landscaping in the setback area, as described in Colma Zoning Ordinance section 5.332(c)(7). When mature, landscaping would assist in screening the cemetery from cardroom operations and serve as a natural buffer. A representative plant list, as shown in Table OS-2 of the *Open Space Element*, offers a list of shrubs and trees adequate for landscaping in Colma.

**Impact A.C-3:** Introduction of a 24-hour commercial use on a property adjacent to existing cemeteries could increase the potential for vandalism to occur. This would be an adverse but not significant impact.



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A related impact that could occur through implementation of the 24-hour cardroom proposal activity, would be the increased potential for vandalism to the adjacent cemetery from cardroom visitors. Currently, a fence approximately eight feet high separates the cemetery from the site. Because of the existing barrier between the site and the cemetery, this impact would be less than significant.

**Mitigation Measure A.C-3:** Although the impact would not be significant, the following mitigation measures are identified to further reduce the potential for vandalism on the adjacent cemetery.

- Construct a fence designed to prohibit trespassing on the cemetery adjacent to the southern boundary of the project site. The existing fence, combined with trees, could serve as a deterrent to potential trespassing and vandalism to cemetery property.

**Impact A.C-4: Development of a cardroom at Site C would conform to the existing land use and zoning designations for the site. This would not be a significant impact.**

The project site is currently designated for Commercial Use on the General Plan land use map and zoned "C" for commercial use. The proposed use is consistent with these current designations.

**Mitigation Measure A.C-4:** None required.

**Impact A.D-1: Development of a cardroom at Site D would alter the present land use on Site D. This would not be a significant impact.**

The proposed project for Site D would remove the existing building and construct a new 45,000-square-foot facility that contains a 24-hour cardroom, restaurant, and bar. A total of 570 off-street parking spaces would be provided. Exterior lighting in the parking area and adjacent to the building would also be introduced. The adjoining parcel to the east has been approved for construction of a 34-bedroom Senior Care facility. A single family home exists across Collins Avenue to the south. The additional development and use that would occur on the cardroom site would be a significant change to the existing land use, consistent with the existing land use and zoning designations and therefore would not be a significant land use impact. Development of the proposed employee parking area, located at the convergence of Mission Road and El Camino Real, would remove existing trees and pave the site for off-street parking. This future low-

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intensity use is consistent with the General Plan and Zoning for the area and therefore would not be a significant impact. Removal of the trees would be subject to the Tree Removal Ordinance.

**Mitigation Measure A.D-1:** Although on-site impacts would not be significant, the following mitigation would reduce impacts to surrounding land uses that could occur through implementation of the project.

- Landscape trees shall be provided along the east property boundary to screen views to the cardroom building and parking. Parking lot and other exterior night lighting should be a down focused, non-glare design. For specific mitigations related to the noise, transportation and visual impacts of the Site D project, refer to their respective sections in the EIR.

*Significance after Mitigation:* Less than significant.

**Impact A.D-2: Development of a cardroom at Site D would introduce a 24-hour commercial use on a property. This increased activity on Site D would affect surrounding land uses and would be a significant impact to the existing single-family residence.**

No cemeteries are located in the immediate vicinity of Site D. Therefore, impacts associated with a high-intensity 24-hour use would not affect cemetery visitors. A single-family home located across Collins Avenue south of the main cardroom facility could be affected by the increase in activity and lighting in the parking lot area. This impact would be significant. The existing automobile dealership use (although not currently in operation) and surrounding commercial uses have already introduced substantial amounts of traffic, noise and lighting in the project area. An approved Senior Care facility located east of the main cardroom building could be affected by traffic, noise and lighting. This impact would be significant. It is anticipated that senior residents will have insulated windows and will spend much of their time indoors. A solid wall at ground level is part of the Care Facility design. This measure already proposed as part of the senior center project would reduce impacts. The parking proposed at Site D-1 would not disrupt surrounding uses. The impacts to the single-family residence and senior center would be significant.

**Mitigation Measure A.D-2:** Provide perimeter landscaping along Collins Avenue to reduce visual intrusion to the single-family residence.

*Significance after Mitigation:* Less than significant.

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**Impact A.D-3: The project is not adjacent to an existing cemetery. There would not be substantial potential for vandalism. This impact therefore is not significant.**

The closest cemetery to Site D is located across Collins Avenue to the south. Access to the area would be extremely difficult because the cemetery is located up a fairly steep slope from Collins Avenue. The cemetery structures are not visible from the site because of the difference in elevation.

**Mitigation Measure A.D-3:** None required.

**Impact A.D-4: Development of a cardroom at Site D would conform to the existing land use and zoning designations for the site. This would not be a significant impact.**

Both portions of the project site are currently designated for Commercial Use on the General Plan land use map and zoned "C" for commercial use. The proposed development would be consistent with these designations.

**Mitigation Measure A.D-4:** None required.

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A. Land Use, Plans and Policies

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TABLE IV.A.2: SUMMARY OF LAND USE IMPACTS AND SIGNIFICANCE /a/

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<u>IMPACT</u>	<u>SITE A</u>	<u>SITE B</u>	<u>SITE C</u>	<u>SITE D</u>
Development of the project would alter the present land use.	S/LS	S/LS	NS	S/LS
Development of the project could conflict with the use of the adjacent cemeteries.	NS	NS	NS	S/LS
Development of the project would increase the potential for vandalism of adjacent cemeteries.	S/LS	S/LS	NS	NS
Development of the project would be consistent with the existing land use and zoning designations.	S/LS	NS	NS	NS

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LEGEND

S = Significant Impact  
NS = Not a Significant Impact  
B = Beneficial Impact  
LS = Less than Significant Impact

/a/ For significant impacts, the level of significance following mitigation is indicated next to the impact designation. For example S/LS indicates that the impact would be significant, but is reduced to a less than significant level following mitigation.

SOURCE: Environmental Science Associates, 1993

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